

**Z-08-12-001**

**City of Greensboro Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: December 8, 2008

GENERAL INFORMATION

APPLICANT	Robert E. Lowdermilk
HEARING TYPE	Zoning Commission
REQUEST	RS-9 (Residential- Single Family) to LI (Light Industrial)
CONDITIONS	N/A
LOCATION	2902 North Church Street (East side of Church Street and north of Fields Street)
PARCEL ID NUMBER (S)	00-00-0297-0-0007-00-017
PUBLIC NOTIFICATION	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). 57 notices were mailed to those property owners in the mailing area.
TRACT SIZE	~0.24acres
TOPOGRAPHY	Generally flat
VEGETATION	Residential landscaping

SITE DATA

Existing Use	Single-Family dwelling unit
Adjacent Zoning	Adjacent Land Uses
N LI (Light Industrial)	Single-Family dwelling unit
E LI (Light Industrial)	Undeveloped
W CD-GB (Conditional District- General Business)	Classic Car Wash
S LI (Light Industrial)	Undeveloped

Zoning History

Case #	Date	Request Summary
---------------	-------------	------------------------

This property has been zoned RS-9 since July 1, 1992. Prior to the implementation of the Unified Development Ordinance (UDO), it was zoned RES 90 S

ZONING DISTRICT STANDARDS**District Summary ***

Zoning District Designation:	Existing (RS-9)	Requested (LI)
Max. Density:	4 dwelling units/acre	N/A
Typical Uses	Primarily intended to accommodate high density and single family detached dwellings in developments where public water and sewer service is required.	Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities, which in their normal operations have little or no adverse effect upon adjoining properties.

**These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

SPECIAL INFORMATION**Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	N/A, site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

Utilities

Potable Water
Waste Water

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

Location	Required Planting Yard Type and Rate
North	Type A Yard – avg. width 50'; 4 canopy trees per 100'; 10 understory trees per 100'; 33 shrubs per 100'
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
East	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'

Tree Preservation Requirements**Acreage****Requirements**

.24 Ac. 1% of lot area and be located within the required planting yard

Transportation

Street Classification	N. Church Street – Major Thoroughfare.
Site Access	All access must be designed and constructed to the City of Greensboro Standards.
Traffic Counts:	N. Church Street ADT = 18,071.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 5' sidewalk with a 5' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 3, N. Elm Street.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

IMPACT ANALYSIS**Land Use Compatibility**

The proposed **LI** (Light Industrial) zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Mixed Use Commercial**. The requested **Light Industrial** zoning district is inconsistent with this GFLUM designation. However, the request comprises less than 1 acre, so a Comprehensive Plan map amendment is not required.

Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development

Connections 2025 Map Policies

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

CONFORMITY WITH OTHER PLANS

City Plans – N/A

Other Plans - N/A

Staff/Agency Comments**Planning**

The subject property is adjoined to the north, south and east by Light Industrial zoning districts and to the west by a Conditional District-General Business zoning district. The immediate neighborhood is in transition from an old single-family neighborhood to a general commercial/industrial district as depicted by the recent rezoning in the vicinity. Older homes are giving way to newly established offices and businesses. The applicant owns the Light Industrial zoned property to the north of the subject site and has expressed his intention of combining both parcels for a possible future development.

This rezoning request will help promote a diverse mix of uses in the general area. It will also promote a healthy, diversified economy with a strong tax base and opportunities

for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas. Additionally, it will also promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding area.

Water Resources - No additional comments

N/A

Housing and Community Development

Applicant is strongly encouraged to discuss this proposal with representatives of the adjacent New Irving Park Neighborhood. Although this proposal would involve the removal of a single-family home, the area on the east side of North Church Street where the site is located, has been undergoing a transition from residential use to commercial and light industrial use. As a result of this transition, the area is increasingly unsuited for, and inhospitable to, single family residential use. It is recommended that future rezoning activity in this area confine new industrial and commercial zones to the east side of North Church Street to avoid significant degradation of the New Irving Park Neighborhood.

STAFF RECOMMENDATION

PLANNING

Staff recommends **approval** of the requested **LI** (Light Industrial) zoning district.